

# \$645,000 - 18 West Country Boulevard, Rural Clearwater County

MLS® #A2063310

**\$645,000**

2 Bedroom, 2.00 Bathroom, 1,556 sqft  
Residential on 2.57 Acres

West Country Estates, Rural Clearwater  
County, Alberta

Visit REALTOR website for additional information. Do your dreams include a custom log home in the West Country that backs onto a trout creek? With a shop, garden, greenhouse? This 2017 log home bungalow features an open floor plan, a Blaze King â€˜Princessâ€™™ Wood Stove, & plenty of custom accents! The custom shop / garage was built from 2 seacans & has room for your projects, vehicles & toys. Plus a greenhouse & large garden area! Backs directly onto Alford Creek! Situated in a small, quiet subdivision with amazing views all around!

Built in 2017

## Essential Information

MLS® #	A2063310
Price	\$645,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,556
Acres	2.57
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow



Status Active

### Community Information

Address 18 West Country Boulevard  
Subdivision West Country Estates  
City Rural Clearwater County  
County Clearwater County  
Province Alberta  
Postal Code T4T 2A3

### Amenities

Parking Spaces 10  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Natural Woodwork, No Smoking Home, Open Floorplan, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s)  
Appliances Gas Range, Refrigerator, Tankless Water Heater  
Heating High Efficiency, Forced Air, Wood Stove  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Wood Burning Stove  
Has Basement Yes  
Basement Crawl Space, None

### Exterior

Exterior Features Private Yard, Rain Gutters  
Lot Description Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Landscaped, Level, Street Lighting, Native Plants, Private  
Roof Metal  
Construction Log  
Foundation None

### Additional Information

Date Listed July 5th, 2023  
Days on Market 484  
Zoning CR

## Listing Details

Listing Office            PG Direct Realty Ltd.

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